



Planning & Zoning

433 Hay Street
Fayetteville, NC 28301
910-433-1612
www.fayettevillenc.gov

Project Overview

#932020

Project Title: 3017 Ramsey St, Fayetteville NC 28301

Application Type: 5.1) Rezoning (Map Amendment)

Workflow: Staff Review

Jurisdiction: City of Fayetteville

State: NC

County: Cumberland

Project Location

Project Address or PIN: 3017 RAMSEY ST
(0439614406000)

Zip Code: 28301

GIS Verified Data

Property Owner: Parcel

- 3017 RAMSEY ST: WILLIAMS, PAUL; WILLIAMS, THERESA

Acreage: Parcel

- 3017 RAMSEY ST: 0.46

Zoning District: Zoning District

- 3017 RAMSEY ST: SF-10

Subdivision Name:

Fire District:

Hospital Overlay District:

Cape Fear District:

Haymount Historic District:

100 Year Flood:

Watershed:

Airport Overlay District:

Coliseum Tourism District:

Downtown Historic District:

Floodway:

500 Year Flood:

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Case #:

Acreage to be Rezoned: 0.46

Water Service: Public

Previous Amendment Approval Date:

Proposed Zoning District: OI

Is this application related to an annexation?: No

Sewer Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

The property is currently a single family home/apartment that was rented to two separate tenants in the past. The tenants were evicted. The property is currently zoned SF-10.

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

The adjacent is a vacant OI. The other side (across the street) is zoned SF-10. Reid Ross school is across the street from the property.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

The proposed zoned OI is consistent with existing zoning next door property which is already zoned OI. The proposed use is to switch it from residential to OI so a day care business can meet the requirements and commence operation.

B) Are there changed conditions that require an amendment? :

None known

C) State the extent to which the proposed amendment addresses a demonstrated community need.:

A day care facility is much needed due to shortage of day cares in the city.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:

There is a school across the street, and an elementary school behind the property. There is a need for an after school program/day care.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:

A consultant in the day care industry mentioned the property would be suitable for a day care. A list of items would need to be addressed for the property to be up to mark for a day care. Also, the property is surrounded by several houses, schools (high school and elementary school) a day care would make a great addition to the surrounding area/neighborhood.

F) State the extent to which the proposed amendment might encourage premature development.:

N/A

G) State the extent to which the proposed amendment results in strip-style commercial development.:

A strip zoning would not be allowed in OI zoning areas. Moreover the parcel is only 0.46 acres which would not accommodate a strip center.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:

Adjacent property is zoned OI

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

Property zoned OI would increase the value of the property in this area, especially because of its frontage on Ramsey St.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

N/A

Primary Contact Information

Contractor's NC ID#:

Project Owner

Paul Williams

812 SOUTHERN AVE

Fayetteville , NC 28306

P: (Phone) 910-624-7530

greg@grantmurrayre.com

Project Contact - Agent/Representative

Greg Spears

Grant Murray Real Estate LLC

150 N. McPherson Church Rd.

Fayetteville, NC 28303

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As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Indicate which of the following project contacts should be included on this project: